

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION NOVEMBER 23, 2009

The Wrightstown Township Board of Supervisors met on Monday, November 23, 2009 in the Meeting Room of the Township Municipal Building, 2203 Second Street Pike, Wrightstown, Pa. The Meeting was called to order by Chair Chester S. Pogonowski. In attendance were Secretary-Treasurer Robert S. Lloyd; Solicitor Terry Clemons and Township Manager Joseph F. Pantano.

Chair Pogonowski stated the first item of business is the T-Mobile Review Letters. Solicitor Clemons discussed the Grange Site Review Letters. He stated the Review Letters show standard issues needed for Conditional Use. He stated more specific issues should be discussed by the Board. One item is the need to address the set-back issues. The Planning Commission had discussed this and T-Mobile felt they could satisfy that requirement. He discussed the fencing requirements. They discussed using the silo and the buildings as part of the fencing. They would connect fencing to the buildings and run the fencing in between. Parking issues were discussed. Existing parking might be able to be utilized. They could also use reinforced matting on the grounds to provide a stable parking area. Landscaping requirements were discussed.

For the PECO site the Planning Commission agreed with the Solicitors' analysis. He determined the antenna would be an accessory use and not a primary use. The pole and the antenna will be attached to the silo. Access to the site was discussed. There is an existing farm road access. This may require an HOP from PaDot. They will use reinforced matting for the roadway as well as to the parking lot.

Solicitor Clemons stated the Conditional Use Hearing is scheduled for December 7th. Chairman Pogonowski asked when the Board would appoint the Hearing Examiner. Solicitor Clemons said it was the Boards' call. It could be done at this Work Session or this could wait until the 7th to vote on the appointment.

The Solicitor stated the Hearing Examiner can be appointed to hear the testimony since Jane Magne would be unavailable and Member Lloyd has a conflict.

Chairman Pogonowski stated he would prefer to take the vote for Hearing Officer at the Regular Board of Supervisor's Meeting on December 7th.

AGENDA ITEMS for December 7th were discussed.

Chairman Pogonowski asked about the Budget advertisement. Solicitor Clemons stated the legal ad for the advertisement is ready and will be sent out.

Solicitor Clemons discussed the Loan Commitment letter from First National bank. The letter shows the Loan being reset at a lower rate. Proposal is to repay \$684,000. ...to partially repay the Loan down. The interest would reset from 4.25% to 3.95%. The initial Loan was \$1,300,000. and the present balance is \$1,235,081. The new balance

after the \$684,000. loan reduction would be \$551,081.76. The Loan will be a 20-year Loan, payments would be \$2,764.50 per month. Chairman Pogonowski questioned the term and reset time. Solicitor Clemons corrected the Loan term at 25 years with a reset term of 10 years.

Chairman Pogonowski confirmed the Bank cost of \$500. for the Loan Modification. Chairman Pogonowski again reviewed the terms. He stated he feels he Board is doing the right thing in paying on the Loan.

Chairman Pogonowski discussed the option of using the money for additional Open Space purchases but felt the Township still has sufficient borrowing capacity for Open Space if they decide to do additional purchases.

Member Lloyd summarized the Loan conditions again to clarify the amounts and procedures. Member Lloyd made a motion to approve the commitment letter.

Questions/Comments: The vote was unanimous.

Chairman Pogonowski discussed the Agenda format for the December 7th Meeting.

Township Manager Pantano reported on the Trivellini Sketch Plan submission. He wanted to get the Plan to the Board as soon as possible since the Applicant requested a December 10th Planning Commission Hearing. He stated the Application might not be in accordance with what was agreed upon when the agricultural easement was established for the property.

Solicitor Clemons discussed the issues as he remembered. The Property was supposed to include two exempted lots for two homes. The Sketch Plan submission shows a 3-parcel subdivision distributing the preserved land into three separate plots. This would not be compatible with trying to keep the whole property farmable. The Solicitor has met with the Applicant and indicated the Plan was not in accordance with the agricultural conservation easement requirements. He suggested they withdraw their sketch plan submitted and resubmit showing a 2-lot project.

After some discussion the Solicitor was directed to have further discussion with the Applicant and let them know the Board has the same concerns as the Solicitor discussed.

Solicitor Clemons said unless we hear further from the Applicant it is on for December 10th Planning Commission Meeting. Chairman Pogonowski stated he felt the Planning Commission would not discuss the Application unless they had a review letter from the Consultants.

The Board discussed the Joint comprehensive Plan Amendments. Chairman Pogonowski stated this is just a clean-up of the Zoning Ordinance previously approved by the Townships. Newtown has some minor changes and has adopted the Plan. The Board reviewed the documentation provided by the Joint Zoning Commission and placed the item on the agenda for December 7th.

Chairman Pogonowski asked about the Census Bureau letter. It related to annexation information, however, Chairman Pogonowski asked the Manager to keep on top of Census requirements.

Manager Pantano discussed the 2010 Budget. He discussed some changes he made in relation to the transfers between Funds. Chairman Pogonowski indicated there should not be many more changes from this point forward but he should continue to make adjustments as they come up. He would expect to have the final Budget passed at the December 21st regular Board Meeting.

Chairman Pogonowski stated the Board needed to meet to discuss possible employee raises for 2010. He asked the Manager to get input from the employees as far as what they felt their accomplishments were for 2009. Also to contact previous interim manger, David Nyman to get his input on the employee performance.

Respectfully submitted,

Joseph F. Pantano
Township Manger